

**DATE:** July 13, 2022

**SUBJECT:**

Certificate of Appropriateness Request: H-17-22  
Applicant: Sandra West  
Location of Subject Property: 410 Union St S  
PIN: 5630-24-0324  
Staff Report Prepared by: Brad Lagano, Senior Planner

**BACKGROUND**

- The subject property at 401 Union St S is designated as a “Pivotal” structure in the South Union Street Historic District (ca. 1921-1927) (Exhibit A).
- “Handsome, two-story brick house combining Neo-Federal and Mission Revival elements and enjoying deep setting in pleasantly landscaped grounds. House designed by Charlotte architect M. R. Marsh. The tiled roof and creamy tan brick give the design its Mission flavor; most of the details are Neo-Federal in character. The finest feature in the latter style is the entrance, composed of a gable-roofed portico upheld by thin Doric columns, and a fan lit doorway. Four round-headed windows with awnings flank the entrance. There is an open porch upheld by Doric columns on the house’s south (right) side. The interior displays restrained Neo-Federal details” (Exhibit A).
- “This house occupies the southern side of the Ritchie family tract purchased by Charles F. Ritchie during the early 1900s. George Patterson Ritchie, one of Charles Ritchie’s sons, obtained this parcel from his father in a trade. George Patterson Ritchie founded Ritchie Auto Parts as a branch of the family business, the Ritchie Hardware Company” (Exhibit A).
- Applicant’s requested modifications:
  - “ex post facto” (after-the-fact) approval for removal of multiple trees;
  - install new patio; and
  - replace two roll up garage doors.

**DISCUSSION**

On May 23, 2022, Sandra West applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for “ex post facto” (after the fact) approval to remove seven trees and replace with seven similar tree species in the same general vicinity, install an approximately 800 square foot flat paver patio in the rear yard adjacent to the existing driveway and garage, and replace two existing roll up garage doors with two new roll up garage doors (Exhibit B).

**“Ex Post Facto” Tree Removal**

The applicant purchased the subject property in April 2022 and began spring cleaning the grounds from overgrowth. Being new to the Historic District, the applicant was not familiar with the approval process and requirements concerning removal of trees with a Diameter Breast Height (DBH) over six inches as well as for pruning limbs over six inches.

Bill Leake, City Arborist, performed a site inspection on May 12, 2022, and determined the following trees should have received HPC approval prior to being removed based on stump width and debris health:

- Trees #1 & 2 – Southern Magnolias – Risk Rating 2  
Bill’s comment: “The debris from these two removed trees showed no signs or symptoms of above normal risk” (Exhibit D).
- Tree #3 – Shortleaf Pine – Risk Rating 4

Bill's comment: "The debris from this removed tree showed no signs or symptoms of above normal risk" (Exhibit E).

- Tree #4 – Shortleaf Pine – Risk Rating 3

Bill's comment: "The debris from this removed tree showed no signs or symptoms of above normal risk" (Exhibit F).

- Tree #5 – Pecan – Risk Rating 2

Bill's comment: "The debris from this removed tree showed no signs or symptoms of above normal risk" (Exhibit G).

- Tree #6 – Pecan – Risk Rating 4

Bill's comment: "The debris from this removed tree showed no signs or symptoms of above normal risk" (Exhibit H).

- Tree #7 – Dogwood – Risk Rating 3

Bill's comment: "The debris from this removed tree did show some dead branches, but the trunk still retained sap" (Exhibit I).

### **Flat Paver Patio**

The applicant proposes to install a new flat paver patio approximately 800 square feet in size. There will be no wall around the perimeter of the patio and will be flush with the ground surface. The patio will be located in the rear yard adjacent to the garage and provide a hard surface connecting the existing circular driveway and trellis to the garage structure. The proposed material will be Techo Blue Shale Grey Blu 60 HD Smooth Slab natural material set in a three-piece pattern. It will be installed on Aggregate Base Coarse (ABC), which is where gravel is used as a hard pack sub-base compaction material for a variety of applications such as base material for pavers, segmental retaining walls, or concrete slabs. It is made up of a mix of crushed stone, topsoil and dust (Exhibits J, K, L).

### **Roll Up Garage Doors**

The applicant proposes to replace the two existing roll up garage doors with two new roll up garage doors. The existing larger roll up garage door is approximately 7' tall x 18'-7" wide while the smaller roll up garage door is approximately 7' tall x 5'-2' wide. Each existing door is comprised of three rows of short, rectangular, solid panels and one row of short, rectangular, glass panels with the latter being the second row from the top. Both doors are cream in color. The new roll up garage doors will be similar in design, color, and character using the Amarr Lincoln roll up garage door model (Exhibits M, N).

### **ATTACHMENTS**

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Subject Property Map

Exhibit D: Trees #1 & 2 – Tree Risk Assessment Form & Photos

Exhibit E: Tree #3 – Tree Risk Assessment Form & Photos

Exhibit F: Tree #4 – Tree Risk Assessment Form & Photos

Exhibit G: Tree #5 – Tree Risk Assessment Form & Photos

Exhibit H: Tree #6 – Tree Risk Assessment Form & Photos

Exhibit I: Tree #7 – Tree Risk Assessment Form & Photos

Exhibit J: Flat Paver Patio Proposed Location on Survey

Exhibit K: Photos of Flat Paver Patio Proposed Location Existing Conditions

Exhibit L: Flat Paver Patio Project Description

Exhibit M: Photos of Existing Roll Up Garage Doors

Exhibit N: New Roll Up Garage Doors Specification Sheet

## **HISTORIC HANDBOOK DESIGN RECOMMENDATIONS**

### **Approval Requirement Needs Table: Trees**

- *Removal of healthy trees or pruning of limbs over six inches in diameter in any location on the property requires Commission hearing and approval.*
- *Tree topping – removal of one-third of green surface of canopy, or leaving stubs larger than three inches in diameter requires Commission hearing and approval.*

### **Chapter 5 – Section 8: Landscaping and Trees**

- *One of the most visible features of the Districts is the landscaping and the associated tree canopy. Activities which negatively impact any aspect of the landscape should be avoided, such as the removal of healthy trees and mature shrubs.*
- *Tree health may be decided upon by the acquisition of a Tree Hazard Evaluation Form issued by the City Arborist or a report submitted by a certified arborist. Healthy trees are trees that have a hazard rating of four or lower. Removal of healthy trees over the size of six inches in diameter (measured four feet above ground) or pruning of healthy tree limbs over six inches in diameter requires Historic Preservation Commission review and approval.*
- *All trees that are removed should be replaced with a tree of similar species in an appropriate location unless no suitable location exists on the subject site. Trees removed within street view must also have the stumps removed below ground level.*
- *Design Standards: Landscaping and Trees*
  1. *Trees which are removed shall be replaced by a species which, upon maturity, is similar in scale to the removed specimen. For example, canopy trees shall be replaced with canopy trees, and understory trees with understory trees.*

### **Approval Requirement Needs Table: Patios, Walks, and Driveways**

- *All new patios, walks, and driveways require Commission hearing and approval.*

### **Chapter 5 – Section 10: Driveways, Walkways, and Patios**

- *New walkways should consist of appropriate natural material including gravel, concrete, stone, brick, or pervious pavers. Walkways should avoid prefabricated and imprinted stepping stones within front yards.*
- *Design Standards: Driveways, Walkways, and Parking*
  1. *Excessive expanses of paving should be avoided.*

### **Approval Requirement Needs Table: Doors**

- *Replacement of original doors. Changes in door openings. Stained glass panels. Security grills or bars. All require Commission hearing and approval.*

### **Chapter 5 - Section 5: Fenestrations**

- *New doors should be compatible with the period and style of the structure.*
- *Alteration in door and window openings, especially on the principle façade, should be avoided whenever possible, except as a restorative measure to return an opening to its original size. New openings should be located in areas where they are not visible from the street or in areas where they are compatible with the original design.*
- *Design Standards: Fenestrations*
  1. *Use doors that are appropriate for the style of building while avoiding flat-surfaced doors, those with small decorative glass panels, and pre-finished window/side lite art glass units.*

**RECOMMENDATION:**

1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and Guidelines and act accordingly.
2. If approved, applicant(s) should be informed of the following:
  - City staff and Commission will make periodic on-site visits to ensure the project is completed as approved.
  - Completed project will be photographed to update the historic properties survey.



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only
received
date entered

Continuation sheet	Item number	Page
<u>Inventory List - South Union Street Historic District, Concord</u>	#7	37

The house is said to have been built about 1900 for attorney Morrison Caldwell. It is not known when he acquired the land, but city directories indicate he was living there in 1902. By 1908 Caldwell seems to have left Concord and the house belonged to G. C. Love. Charles F. Ritchie (d. 1941), who in 1908 lived on Mt. Pleasant Road, had come to reside in the house by 1914. According to one of Ritchie's sons, it was he who arranged for the considerable enlargement of the house. Ritchie was the proprietor of the Ritchie Hardware Company, founded in 1900 and incorporated in 1907. Ritchie and business associates erected the Pythian Building, a substantial three-story brick building in downtown Concord that is being considered for listing in the National Register.

92. George Patterson Ritchie House  
401 S. Union St.  
1921-1927 (SM)  
P

Please note: items 92 and 93 are both owned by the applicant.

Handsome, two-story brick house combining Neo-Federal and Mission Revival elements and enjoying deep setting in pleasantly landscaped grounds. House designed by Charlotte architect M. R. Marsh. The tiled roof and creamy tan brick give the design its Mission flavor; most of the details are Neo-Federal in character. The finest feature in the latter style is the entrance, composed of a gable-roofed portico upheld by thin Doric columns, and a fanlit doorway. Four round-headed windows with awnings flank the entrance. There is an open porch upheld by Doric columns on the house's south (right) side. The interior displays restrained Neo-Federal details.

This house occupies the southern side of the Ritchie family tract purchased by Charles F. Ritchie during the early 1900s. George Patterson Ritchie, one of Charles Ritchie's sons, obtained this parcel from his father in a trade. George Patterson Ritchie founded Ritchie Auto Parts as a branch of the family business, the Ritchie Hardware Company. He still lives in the house.

93. Vacant Lot  
between 401 and 429 S. Union St.  
VL

Open, pleasantly landscaped tract adjoining George Patterson Ritchie House (inv. #92) and owned by the Ritchie family. Contributes to the district as a reminder of the formerly semi-rural character of S. Union St.



Application  
for Certificate of

**AN INCOMPLETE APPLICATION WILL NOT BE PLACED ON THE AGENDA UNTIL ALL OF THE REQUIRED ATTACHMENTS AND/OR ITEMS LISTED ON PAGE 2 ARE SUBMITTED.**

**APPLICANT INFORMATION**

Name: Sandra West  
Address: 401 Union Street South  
City: Concord State: NC Zip Code: 28025 Telephone: 643.693.6010  
Email: sewest06@gmail.com

**OWNER INFORMATION**

Name: Sandra West and Ralph "Trey" Wilson  
Address: 401 Union Street South  
City: Concord State: NC Zip Code: 28025 Telephone: 643.693.6010  
Email: sewest06@gmail.com

**SUBJECT PROPERTY**

Street Address: \_\_\_\_\_ P.I.N. # \_\_\_\_\_  
Area (acres or square feet): \_\_\_\_\_ Current Zoning: \_\_\_\_\_ Land Use: \_\_\_\_\_

**Staff Use Only:**  
Application Received by: \_\_\_\_\_ Date: \_\_\_\_\_, 20\_\_\_\_  
Fee: \$20.00 Received by: \_\_\_\_\_ Date: \_\_\_\_\_, 20\_\_\_\_  
*The application fee is nonrefundable.*

**Planning & Neighborhood Development**  
35 Cabarrus Ave W • P. O. Box 308 • Concord, NC 28025  
Phone (704) 920-5152 • Fax (704) 920-6962 •

**H-17-22 EXHIBIT B**





High Performance Living

Application

Please note: the applicant has revised the request to use French doors to replace the existing garage doors. New roll up garage doors will be similar to the existing roll up garage doors to maintain a similar look and character.

General Requirements

The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

- 1. Project or Type of Work to be Done: 1 Post facto CoA approval, 2 removing rotting garage door and replace w/ French doors + roll-up, 3 flat paver patio
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
1 7 trees removed, will be replaced by 7 similar shade trees in the same general vicinity, 2 roll-up will be the same as current small garage door, and French doors will be same color (exact specs attached), 3 paver patio location, materials, drawing attached

Required Attachments/Submittals

- 1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted if 16 folded copies are submitted for distribution.
2. A photograph of the front of the house.
3. Photographs of site, project, or existing structures from a "before" perspective.
4. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective.
5. Samples of windows, doors, brick, siding, etc., may be submitted with application.
6. Detailed list of materials that will be used to complete the project.

\*\*\*Applications may be submitted electronically.\*\*\*

Certification

(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand that City staff and/or members of the Historic Preservation Commission may make routine visits to the site to insure that work being done is the same as the work that was approved. (3) I understand that photographs of the completed project will be made to update the City's historic districts inventory database.

5/23/2022 Date

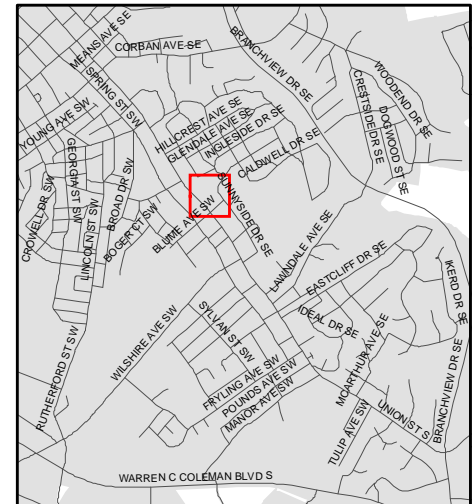
Sandra Lee West Signature of Owner/Agent



H-17-22

401 Union St S

PIN: 5630-24-0324



Source: City of Concord Planning Department

**Disclaimer**

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.

H-17-22 EXHIBIT C



# TREE RISK ASSESSMENT FORM

Site/Address: 401 Union ST S  
Map/Location: Right Front Yard  
Owner: public: \_\_\_\_\_ private:  X  unknown: \_\_\_\_\_ other: \_\_\_\_\_  
Date: 05/12/22\_\_\_\_ Inspector: Bill Leake  
Date of last inspection:

**RISK RATING:**

<b>1</b>	<b>0</b>	<b>1</b>	<b>2</b>
Failure Potential	+ Size of part	+ Target Rating	= Risk Rating

If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.

## TREE CHARACTERISTICS

**Tree #: 1 and 2 Species: Southern Magnolia (Magnolia grandiflora)**

**DBH: 8" # of trunks: 1 Height: 25' Spread: 12'**

**Form:**  generally symmetric  minor asymmetry  major asymmetry  stump sprout  stag-headed

**Crown class:**  dominant  co-dominant  intermediate  suppressed

**Live crown ratio:** 95 % **Age class:**  young  semi-mature  mature  over-mature/senescent

**Pruning history:**  crown cleaned  excessively thinned  topped  crown raised  pollarded  crown reduced  flush cuts  
 cabled/braced  none  multiple pruning events Approx. dates:

**Special Value:**  specimen  heritage/historic  wildlife  unusual  street tree  screen  shade  indigenous  protected by gov. agency

## TREE HEALTH

**Foliage color:**  normal  chlorotic  necrotic **Epicormics:**

**Foliage density:**  normal  sparse **Leaf size:**  normal  small

**Annual shoot growth:**  excellent  average  poor  none **Twig Dieback:**

**Woundwood:**  excellent  average  fair  poor

**Vigor class:**  excellent  average  fair  poor

**Major pests/diseases:** None

**Growth obstructions:**

stakes  wire/ties  signs  cables

curb/pavement  guards

## SITE CONDITIONS

**Site Character:**  residence  commercial  industrial  park  open space  natural  woodland/forest

**Landscape type:**  parkway  raised bed  container  mound  lawn  shrub border  wind break

**Irrigation:**  none  adequate  inadequate  excessive  trunk wetted

**Recent site disturbance?** NO  construction  soil disturbance  grade change  herbicide treatment

**% dripline paved:** 0% Pavement lifted: NO

**% dripline w/ fill soil:** 0%

**% dripline grade lowered:** 0%

**Soil problems:**  drainage  shallow  compacted  droughty  saline  alkaline  acidic  small volume  disease center  history of fail  
 clay  expansive  slope \_\_\_\_\_ ° aspect: \_\_\_\_\_

**Conflicts:**  lights  signage  line-of-sight  view  overhead lines  underground utilities  traffic  adjacent veg.  \_\_\_\_\_

**Exposure to wind:**  single tree  below canopy  above canopy  recently exposed  windward, canopy edge  area prone to windthrow

**Prevailing wind direction:**  SW  Occurrence of snow/ice storms  never  seldom  regularly

## TARGET

**Use Under Tree:**  building  parking  traffic  pedestrian  recreation  landscape  hardscape  small features  utility lines

**Can target be moved?** NO **Can use be restricted?** YES

**Occupancy:**  occasional use  intermittent use  frequent use  constant use

H-17-22 EXHIBIT D

# TREE DEFECTS

## ROOT DEFECTS:

Suspect root rot: NO Mushroom/conk/bracket present: NO ID:

Exposed roots:  severe  moderate  low Undermined:  severe  moderate  low

Root pruned: distance from trunk Root area affected: \_\_\_ Buttress wounded:  When: \_\_\_\_\_

Restricted root area:  severe  moderate  low Potential for root failure:  severe  moderate  low

LEAN: 2 deg. from vertical  natural  unnatural  self-corrected  Soil heaving:

Decay in plane of lean:  Roots broken:  Soil cracking:

Compounding factors: Lean severity:  severe  moderate  low

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

## RISK RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Size of part: 0 - 0" - 3" 1 - 3"-6" 2 - 6"-18" 3 - 18"-30" 4 - >30"

Target rating: 0 - no target 1 - occasional use 2 - intermittent use 3 - frequent use 4 - constant use

### Maintenance Recommendations

- none  remove defective part  reduce end weight  crown clean  
 thin  raise canopy  crown reduce  restructure  cable/brace

Inspect further  root crown  decay  aerial  monitor

Remove tree  When replaced, a similar sized tree species would be appropriate in same general location

When replaced, alternate tree replacement locations are available

Effect on adjacent trees:  none  evaluate

Notification:  owner  manager  governing agency

Date: 05/12/22

## COMMENTS

The debris from these two removed trees showed no signs or symptoms of above normal tree risk.

Bill Leake

Trees #1 & 2 - Southern Magnolias









# TREE RISK ASSESSMENT FORM

Site/Address: 401 Union ST S  
Map/Location: Right Rear Yard  
Owner: public: \_\_\_\_\_ private:  X  unknown: \_\_\_\_\_ other: \_\_\_\_\_  
Date: 05/12/22\_\_\_\_ Inspector: Bill Leake  
Date of last inspection:

<b>RISK RATING:</b>			
<b>1</b>	<b>1</b>	<b>2</b>	<b>4</b>
Failure Potential	+ Size of part	+ Target Rating	= Risk Rating
If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.			

## TREE CHARACTERISTICS

**Tree #: 3 Species: Shortleaf Pine (Pinus enchinata)**

**DBH: 22" # of trunks: 1 Height: 70' Spread: 25'**

**Form:**  generally symmetric  minor asymmetry  major asymmetry  stump sprout  stag-headed

**Crown class:**  dominant  co-dominant  intermediate  suppressed

**Live crown ratio:** 95 % **Age class:**  young  semi-mature  mature  over-mature/senescent

**Pruning history:**  crown cleaned  excessively thinned  topped  crown raised  pollarded  crown reduced  flush cuts  
 cabled/braced  none  multiple pruning events Approx. dates:

**Special Value:**  specimen  heritage/historic  wildlife  unusual  street tree  screen  shade  indigenous  protected by gov. agency

## TREE HEALTH

**Foliage color:**  normal  chlorotic  necrotic **Epicormics:**

### Growth obstructions:

**Foliage density:**  normal  sparse **Leaf size:**  normal  small

stakes  wire/ties  signs  cables

**Annual shoot growth:**  excellent  average  poor  none **Twig Dieback:**

curb/pavement  guards

**Woundwood:**  excellent  average  fair  poor

**Vigor class:**  excellent  average  fair  poor

**Major pests/diseases:** None

## SITE CONDITIONS

**Site Character:**  residence  commercial  industrial  park  open space  natural  woodland/forest

**Landscape type:**  parkway  raised bed  container  mound  lawn  shrub border  wind break

**Irrigation:**  none  adequate  inadequate  excessive  trunk wetted

**Recent site disturbance?** NO  construction  soil disturbance  grade change  herbicide treatment

**% dripline paved:** 0% Pavement lifted: NO

**% dripline w/ fill soil:** 0%

**% dripline grade lowered:** 0%

**Soil problems:**  drainage  shallow  compacted  droughty  saline  alkaline  acidic  small volume  disease center  history of fail  
 clay  expansive  slope \_\_\_\_\_ ° aspect: \_\_\_\_\_

**Conflicts:**  lights  signage  line-of-sight  view  overhead lines  underground utilities  traffic  adjacent veg.  \_\_\_\_\_

**Exposure to wind:**  single tree  below canopy  above canopy  recently exposed  windward, canopy edge  area prone to windthrow

**Prevailing wind direction:**  SW  Occurrence of snow/ice storms  never  seldom  regularly

## TARGET

**Use Under Tree:**  building  parking  traffic  pedestrian  recreation  landscape  hardscape  small features  utility lines

**Can target be moved?** NO **Can use be restricted?** NO

**Occupancy:**  occasional use  intermittent use  frequent use  constant use

**H-17-22 EXHIBIT E**

# TREE DEFECTS

## ROOT DEFECTS:

Suspect root rot: NO Mushroom/conk/bracket present: NO ID:

Exposed roots:  severe  moderate  low Undermined:  severe  moderate  low

Root pruned: distance from trunk Root area affected: \_\_\_ Buttress wounded:  When: \_\_\_\_\_

Restricted root area:  severe  moderate  low Potential for root failure:  severe  moderate  low

LEAN: 2 deg. from vertical  natural  unnatural  self-corrected  Soil heaving:

Decay in plane of lean:  Roots broken:  Soil cracking:

Compounding factors: Lean severity:  severe  moderate  low

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
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Previous failure				

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Tree part most likely to fail in the next six months: Branches

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

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Target rating: 0 - no target 1 - occasional use 2 - intermittent use 3 - frequent use 4 - constant use

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Remove tree  When replaced, a similar sized tree species would be appropriate in same general location

When replaced, alternate tree replacement locations are available

Effect on adjacent trees:  none  evaluate

Notification:  owner  manager  governing agency

Date: 05/12/22

## COMMENTS

The debris from this removed tree showed no signs or symptoms of above normal tree risk.

Bill Leake

Tree #3 - Shortleaf Pine







# TREE RISK ASSESSMENT FORM

Site/Address: 401 Union ST S  
Map/Location: Right Rear Yard  
Owner: public: \_\_\_\_\_ private:  X  unknown: \_\_\_\_\_ other: \_\_\_\_\_  
Date: 05/12/22\_\_\_\_ Inspector: Bill Leake  
Date of last inspection:

## RISK RATING:

**1**      **0**      **2**      **3**  
Failure + Size + Target = Risk  
Potential of part Rating Rating

If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.

## TREE CHARACTERISTICS

**Tree #: 4 Species: Shortleaf Pine (Pinus enchinata)**

**DBH: 12" # of trunks: 1 Height: 50' Spread: 15'**

**Form:**  generally symmetric  minor asymmetry  major asymmetry  stump sprout  stag-headed

**Crown class:**  dominant  co-dominant  intermediate  suppressed

**Live crown ratio:** 95 % **Age class:**  young  semi-mature  mature  over-mature/senescent

**Pruning history:**  crown cleaned  excessively thinned  topped  crown raised  pollarded  crown reduced  flush cuts  
 cabled/braced  none  multiple pruning events Approx. dates:

**Special Value:**  specimen  heritage/historic  wildlife  unusual  street tree  screen  shade  indigenous  protected by gov. agency

## TREE HEALTH

**Foliage color:**  normal  chlorotic  necrotic **Epicormics:**

### Growth obstructions:

**Foliage density:**  normal  sparse **Leaf size:**  normal  small

stakes  wire/ties  signs  cables

**Annual shoot growth:**  excellent  average  poor  none **Twig Dieback:**

curb/pavement  guards

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**Vigor class:**  excellent  average  fair  poor

**Major pests/diseases:** None

## SITE CONDITIONS

**Site Character:**  residence  commercial  industrial  park  open space  natural  woodland/forest

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 clay  expansive  slope \_\_\_\_\_ ° aspect: \_\_\_\_\_

**Conflicts:**  lights  signage  line-of-sight  view  overhead lines  underground utilities  traffic  adjacent veg.  \_\_\_\_\_

**Exposure to wind:**  single tree  below canopy  above canopy  recently exposed  windward, canopy edge  area prone to windthrow

**Prevailing wind direction:**  SW  Occurrence of snow/ice storms  never  seldom  regularly

## TARGET

**Use Under Tree:**  building  parking  traffic  pedestrian  recreation  landscape  hardscape  small features  utility lines

**Can target be moved?** NO **Can use be restricted?** NO

**Occupancy:**  occasional use  intermittent use  frequent use  constant use

H-17-22 EXHIBIT F

# TREE DEFECTS

## ROOT DEFECTS:

Suspect root rot: NO Mushroom/conk/bracket present: NO ID:

Exposed roots:  severe  moderate  low Undermined:  severe  moderate  low

Root pruned: distance from trunk Root area affected: \_\_\_ Buttress wounded:  When: \_\_\_\_\_

Restricted root area:  severe  moderate  low Potential for root failure:  severe  moderate  low

LEAN: 2 deg. from vertical  natural  unnatural  self-corrected  Soil heaving:

Decay in plane of lean:  Roots broken:  Soil cracking:

Compounding factors: Lean severity:  severe  moderate  low

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

## RISK RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: **1** - low; **2** - medium; **3** - high; **4** - severe

Size of part: **0** - 0" - 3" **1** - 3"-6" **2** - 6"-18" **3** - 18"-30" **4** - >30"

Target rating: **0** - no target **1** - occasional use **2** - intermittent use **3** - frequent use **4** - constant use

### Maintenance Recommendations

- none  remove defective part  reduce end weight  crown clean  
 thin  raise canopy  crown reduce  restructure  cable/brace

Inspect further  root crown  decay  aerial  monitor

Remove tree  When replaced, a similar sized tree species would be appropriate in same general location

When replaced, alternate tree replacement locations are available

Effect on adjacent trees:  none  evaluate

Notification:  owner  manager  governing agency

Date: 05/12/22

## COMMENTS

The debris from this removed tree showed no signs or symptoms of above normal tree risk.

Bill Leake



Tree #4 - Shortleaf Pine









# TREE RISK ASSESSMENT FORM

Site/Address: 401 Union ST S  
Map/Location: Right Rear Yard  
Owner: public: \_\_\_\_\_ private: X unknown: \_\_\_\_\_ other: \_\_\_\_\_  
Date: 05/12/22\_\_\_\_ Inspector: Bill Leake  
Date of last inspection:

<b>RISK RATING:</b>			
<b>1</b>	<b>0</b>	<b>1</b>	<b>2</b>
Failure Potential	+ Size of part	+ Target Rating	= Risk Rating
If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.			

## TREE CHARACTERISTICS

**Tree #: 5 Species: Pecan (Cara illinoensis)**

**DBH: 12" # of trunks: 1 Height: 50' Spread: 35'**

**Form:**  generally symmetric  minor asymmetry  major asymmetry  stump sprout  stag-headed

**Crown class:**  dominant  co-dominant  intermediate  suppressed

**Live crown ratio:** 95 % **Age class:**  young  semi-mature  mature  over-mature/senescent

**Pruning history:**  crown cleaned  excessively thinned  topped  crown raised  pollarded  crown reduced  flush cuts  
 cabled/braced  none  multiple pruning events Approx. dates:

**Special Value:**  specimen  heritage/historic  wildlife  unusual  street tree  screen  shade  indigenous  protected by gov. agency

## TREE HEALTH

**Foliage color:**  normal  chlorotic  necrotic **Epicormics:**

### Growth obstructions:

**Foliage density:**  normal  sparse

**Leaf size:**  normal  small

stakes  wire/ties  signs  cables

**Annual shoot growth:**  excellent  average  poor  none

**Twig Dieback:**

curb/pavement  guards

**Woundwood:**  excellent  average  fair  poor

**Vigor class:**  excellent  average  fair  poor

**Major pests/diseases:** None

## SITE CONDITIONS

**Site Character:**  residence  commercial  industrial  park  open space  natural  woodland/forest

**Landscape type:**  parkway  raised bed  container  mound  lawn  shrub border  wind break

**Irrigation:**  none  adequate  inadequate  excessive  trunk wetted

**Recent site disturbance?** NO  construction  soil disturbance  grade change  herbicide treatment

**% dripline paved:** 0% Pavement lifted: NO

**% dripline w/ fill soil:** 0%

**% dripline grade lowered:** 0%

**Soil problems:**  drainage  shallow  compacted  droughty  saline  alkaline  acidic  small volume  disease center  history of fail  
 clay  expansive  slope \_\_\_\_\_ ° aspect: \_\_\_\_\_

**Conflicts:**  lights  signage  line-of-sight  view  overhead lines  underground utilities  traffic  adjacent veg.  \_\_\_\_\_

**Exposure to wind:**  single tree  below canopy  above canopy  recently exposed  windward, canopy edge  area prone to windthrow

**Prevailing wind direction:** SW Occurrence of snow/ice storms  never  seldom  regularly

## TARGET

**Use Under Tree:**  building  parking  traffic  pedestrian  recreation  landscape  hardscape  small features  utility lines

**Can target be moved?** NO **Can use be restricted?** YES

**Occupancy:**  occasional use  intermittent use  frequent use  constant use

H-17-22 EXHIBIT G

# TREE DEFECTS

## ROOT DEFECTS:

Suspect root rot: NO Mushroom/conk/bracket present: NO ID:

Exposed roots:  severe  moderate  low Undermined:  severe  moderate  low

Root pruned: distance from trunk Root area affected: \_\_\_ Buttress wounded:  When: \_\_\_\_\_

Restricted root area:  severe  moderate  low Potential for root failure:  severe  moderate  low

LEAN: 2 deg. from vertical  natural  unnatural  self-corrected  Soil heaving:

Decay in plane of lean:  Roots broken:  Soil cracking:

Compounding factors: Lean severity:  severe  moderate  low

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

## RISK RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Size of part: 0 - 0" - 3" 1 - 3"-6" 2 - 6"-18" 3 - 18"-30" 4 - >30"

Target rating: 0 - no target 1 - occasional use 2 - intermittent use 3 - frequent use 4 - constant use

### Maintenance Recommendations

- none  remove defective part  reduce end weight  crown clean  
 thin  raise canopy  crown reduce  restructure  cable/brace

Inspect further  root crown  decay  aerial  monitor

Remove tree  When replaced, a similar sized tree species would be appropriate in same general location

When replaced, alternate tree replacement locations are available

Effect on adjacent trees:  none  evaluate

Notification:  owner  manager  governing agency

Date: 05/12/22

## COMMENTS

The debris from this removed tree showed no signs or symptoms of above normal tree risk.

Bill Leake

Tree #5 - Pecan







# TREE RISK ASSESSMENT FORM

Site/Address: 401 Union ST S  
Map/Location: Left rear of yard at rear corner of detached garage  
Owner: public: \_\_\_\_\_ private: X unknown: \_\_\_\_\_ other: \_\_\_\_\_  
Date: 05/12/22\_\_\_\_ Inspector: Bill Leake  
Date of last inspection:

<b>RISK RATING:</b>			
<b>1</b>	<b>1</b>	<b>2</b>	<b>4</b>
Failure Potential	+ Size of part	+ Target Rating	= Risk Rating
If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.			

## TREE CHARACTERISTICS

**Tree #: 6 Species: Pecan (Cara illinoensis)**

**DBH: 19" # of trunks: 1 Height: 50' Spread: 35'**

**Form:**  generally symmetric  minor asymmetry  major asymmetry  stump sprout  stag-headed

**Crown class:**  dominant  co-dominant  intermediate  suppressed

**Live crown ratio:** 95 % **Age class:**  young  semi-mature  mature  over-mature/senescent

**Pruning history:**  crown cleaned  excessively thinned  topped  crown raised  pollarded  crown reduced  flush cuts  
 cabled/braced  none  multiple pruning events Approx. dates:

**Special Value:**  specimen  heritage/historic  wildlife  unusual  street tree  screen  shade  indigenous  protected by gov. agency

## TREE HEALTH

**Foliage color:**  normal  chlorotic  necrotic **Epicormics:**

**Foliage density:**  normal  sparse **Leaf size:**  normal  small

**Annual shoot growth:**  excellent  average  poor  none **Twig Dieback:**

**Woundwood:**  excellent  average  fair  poor

**Vigor class:**  excellent  average  fair  poor

**Major pests/diseases:** None

**Growth obstructions:**

stakes  wire/ties  signs  cables

curb/pavement  guards

## SITE CONDITIONS

**Site Character:**  residence  commercial  industrial  park  open space  natural  woodland/forest

**Landscape type:**  parkway  raised bed  container  mound  lawn  shrub border  wind break

**Irrigation:**  none  adequate  inadequate  excessive  trunk wetted

**Recent site disturbance?** NO  construction  soil disturbance  grade change  herbicide treatment

**% dripline paved:** 0% Pavement lifted: NO

**% dripline w/ fill soil:** 0%

**% dripline grade lowered:** 0%

**Soil problems:**  drainage  shallow  compacted  droughty  saline  alkaline  acidic  small volume  disease center  history of fail  
 clay  expansive  slope \_\_\_\_\_ ° aspect: \_\_\_\_\_

**Conflicts:**  lights  signage  line-of-sight  view  overhead lines  underground utilities  traffic  adjacent veg.  \_\_\_\_\_

**Exposure to wind:**  single tree  below canopy  above canopy  recently exposed  windward, canopy edge  area prone to windthrow

**Prevailing wind direction:** SW Occurrence of snow/ice storms  never  seldom  regularly

## TARGET

**Use Under Tree:**  building  parking  traffic  pedestrian  recreation  landscape  hardscape  small features  utility lines

**Can target be moved?** NO **Can use be restricted?** NO

**Occupancy:**  occasional use  intermittent use  frequent use  constant use

**H-17-22 EXHIBIT H**

# TREE DEFECTS

## ROOT DEFECTS:

Suspect root rot: NO Mushroom/conk/bracket present: NO ID:

Exposed roots:  severe  moderate  low Undermined:  severe  moderate  low

Root pruned: distance from trunk Root area affected: \_\_\_ Buttress wounded:  When: \_\_\_\_\_

Restricted root area:  severe  moderate  low Potential for root failure:  severe  moderate  low

LEAN: 2 deg. from vertical  natural  unnatural  self-corrected  Soil heaving:

Decay in plane of lean:  Roots broken:  Soil cracking:

Compounding factors: Lean severity:  severe  moderate  low

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks		M		
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

## RISK RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Size of part: 0 - 0" - 3" 1 - 3"-6" 2 - 6"-18" 3 - 18"-30" 4 - >30"

Target rating: 0 - no target 1 - occasional use 2 - intermittent use 3 - frequent use 4 - constant use

### Maintenance Recommendations

- none  remove defective part  reduce end weight  crown clean  
 thin  raise canopy  crown reduce  restructure  cable/brace

Inspect further  root crown  decay  aerial  monitor

Remove tree  When replaced, a similar sized tree species would be appropriate in same general location

When replaced, alternate tree replacement locations are available

Effect on adjacent trees:  none  evaluate

Notification:  owner  manager  governing agency

Date: 05/12/22

## COMMENTS

The debris from this removed tree showed no signs or symptoms of above normal tree risk.

Bill Leake



Tree #6 - Pecan









# TREE RISK ASSESSMENT FORM

Site/Address: 401 Union ST S

Map/Location: Rear of house at right of entrance

Owner: public: \_\_\_\_\_ private:  unknown: \_\_\_\_\_ other: \_\_\_\_\_

Date: 05/12/22\_\_\_\_ Inspector: Bill Leake

Date of last inspection:

## RISK RATING:

**1**      **0**      **2**      **3**  
Failure + Size + Target = Risk  
Potential of part Rating Rating

If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.

## TREE CHARACTERISTICS

**Tree #: 7 Species: Dogwood (Cornus florida)**

**DBH: 19" # of trunks: 1 Height: 15' Spread: 10'**

**Form:**  generally symmetric  minor asymmetry  major asymmetry  stump sprout  stag-headed

**Crown class:**  dominant  co-dominant  intermediate  suppressed

**Live crown ratio:** 50 % **Age class:**  young  semi-mature  mature  over-mature/senescent

**Pruning history:**  crown cleaned  excessively thinned  topped  crown raised  pollarded  crown reduced  flush cuts  
 cabled/braced  none  multiple pruning events Approx. dates:

**Special Value:**  specimen  heritage/historic  wildlife  unusual  street tree  screen  shade  indigenous  protected by gov. agency

## TREE HEALTH

**Foliage color:**  normal  chlorotic  necrotic **Epicormics:**

### Growth obstructions:

**Foliage density:**  normal  sparse **Leaf size:**  normal  small

stakes  wire/ties  signs  cables

**Annual shoot growth:**  excellent  average  poor  none **Twig Dieback:**

curb/pavement  guards

**Woundwood:**  excellent  average  fair  poor

**Vigor class:**  excellent  average  fair  poor

**Major pests/diseases:** Die-back of branches

## SITE CONDITIONS

**Site Character:**  residence  commercial  industrial  park  open space  natural  woodland/forest

**Landscape type:**  parkway  raised bed  container  mound  lawn  shrub border  wind break

**Irrigation:**  none  adequate  inadequate  excessive  trunk wetted

**Recent site disturbance?** NO  construction  soil disturbance  grade change  herbicide treatment

**% dripline paved:** 30% Pavement lifted: NO

**% dripline w/ fill soil:** 0%

**% dripline grade lowered:** 0%

**Soil problems:**  drainage  shallow  compacted  droughty  saline  alkaline  acidic  small volume  disease center  history of fail  
 clay  expansive  slope \_\_\_\_\_ ° aspect: \_\_\_\_\_

**Conflicts:**  lights  signage  line-of-sight  view  overhead lines  underground utilities  traffic  adjacent veg.  \_\_\_\_\_

**Exposure to wind:**  single tree  below canopy  above canopy  recently exposed  windward, canopy edge  area prone to windthrow

**Prevailing wind direction:** SW Occurrence of snow/ice storms  never  seldom  regularly

## TARGET

**Use Under Tree:**  building  parking  traffic  pedestrian  recreation  landscape  hardscape  small features  utility lines

**Can target be moved?** NO **Can use be restricted?** NO

**Occupancy:**  occasional use  intermittent use  frequent use  constant use

H-17-22 EXHIBIT I

# TREE DEFECTS

## ROOT DEFECTS:

Suspect root rot: NO Mushroom/conk/bracket present: NO ID:

Exposed roots:  severe  moderate  low Undermined:  severe  moderate  low

Root pruned: distance from trunk Root area affected: \_\_\_ Buttress wounded:  When: \_\_\_\_\_

Restricted root area:  severe  moderate  low Potential for root failure:  severe  moderate  low

LEAN: 2 deg. from vertical  natural  unnatural  self-corrected  Soil heaving:

Decay in plane of lean:  Roots broken:  Soil cracking:

Compounding factors: Lean severity:  severe  moderate  low

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				L
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

## RISK RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Size of part: 0 - 0" - 3" 1 - 3"-6" 2 - 6"-18" 3 - 18"-30" 4 - >30"

Target rating: 0 - no target 1 - occasional use 2 - intermittent use 3 - frequent use 4 - constant use

### Maintenance Recommendations

- none  remove defective part  reduce end weight  crown clean  
 thin  raise canopy  crown reduce  restructure  cable/brace

Inspect further  root crown  decay  aerial  monitor

Remove tree  When replaced, a similar sized tree species would be appropriate in same general location

When replaced, alternate tree replacement locations are available

Effect on adjacent trees:  none  evaluate

Notification:  owner  manager  governing agency

Date: 05/12/22

## COMMENTS

The debris from this removed tree did contain some dead branches but the trunk still retained sap.

Bill Leake



Tree #7 - Dogwood



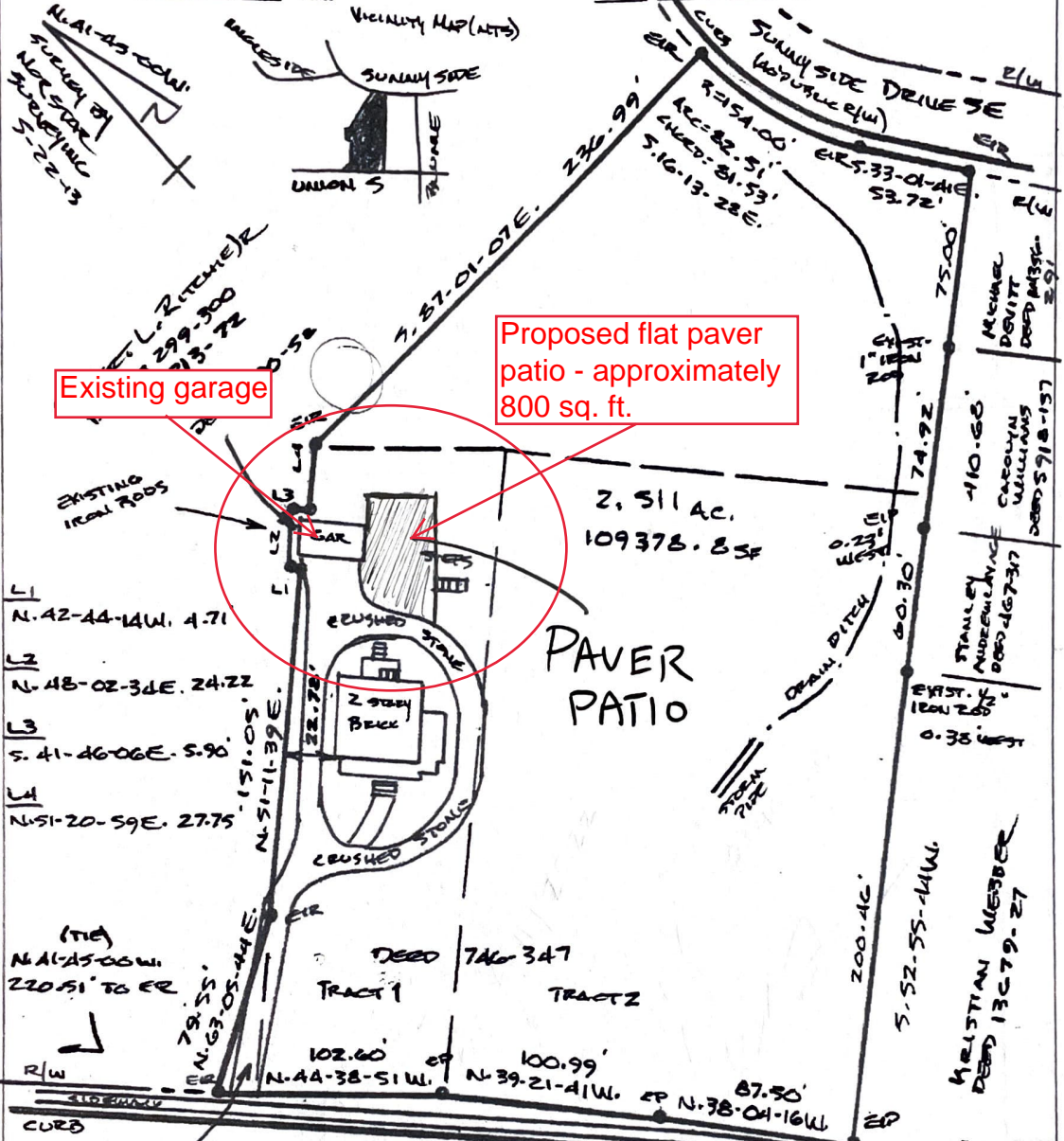
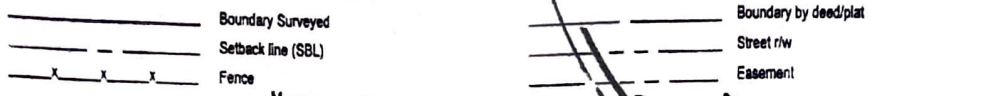






Property subject to recorded or unrecorded RWS, easements, agreements, restrictions. The boundary description prepared from this survey is the surveyor's opinion of the location of boundary lines of the property based on monuments found in field and is not to be construed as a certification of the quality of title or location of title to the property. A full title investigation is recommended.

Area by coordinates		EN = Existing Nail	ECM = Existing Concrete Monument
EIR = Existing 1/2" iron rod	EIP = Existing 3/4" iron pipe	S.T. = Sight Triangle	OUL = Overhead Utility Lines
SIR = 1/2" iron rod set	CP = Computed Point	UB = Utility Box	EMN = Existing Magnetic Nail
SSR = Sanitary Sewer R/W or Easement	PSDE = Public Storm Drainage Easement	EMH = Existing Manhole	



UNION STREET SOUTH (PUBLIC R/W VARIES)  
 PROPERTY OF  
**RALPH WILSON III & SANDRA E. WEST**  
 PHYSICAL SURVEY OF

LOCATED IN WARD NO. 3 CITY OF CONCORD No. 12 TOWNSHIP: CABARRUS COUNTY, NC  
 Scale 1"=60'

I certify that this map was drawn under my supervision from an actual survey made under my supervision (Deed Recorded in Book 200 Page 347, Map Recorded in Map Book 283A-229, 11002-144 Page     ; that the boundaries not surveyed are indicated as drawn from information in Deeds or Maps shown hereon; that the ratio of precision does not exceed an error of closure of one foot per 10,000 feet; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21NCAC 56.1600)

This 8 day of APRIL 2022  
 Property shown does does not lie in a flood hazard zone  
 Reference by FIRM No. NA  
 Effective date:     

*Billy B. Long, Jr.*  
 Billy B. Long, Jr. Professional Land Surveyor - L4178



**H-17-22 EXHIBIT J**

















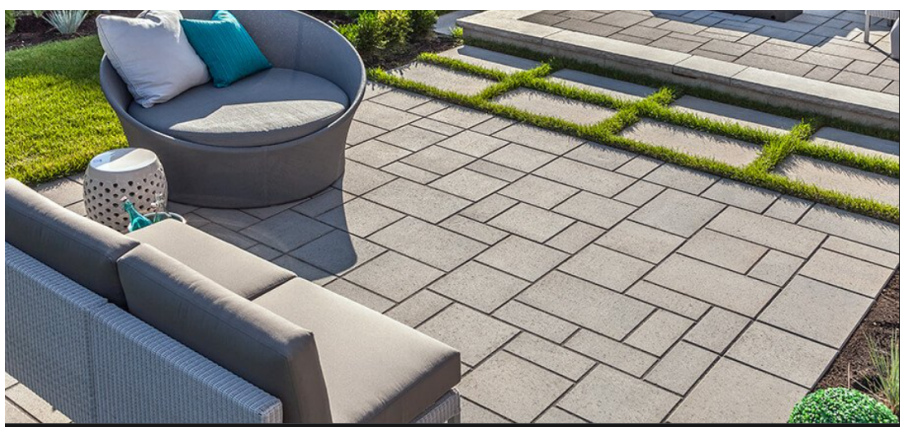


# Trey Wilson & Sandra West

401 Union St S Concord, NC 28025

## Outdoor Living Project:

- Install a Techo Bloc Shale Grey Blu 60 HD Smooth Slab set in a 3-piece pattern of approximately 792 sq. ft. with an ABC base tamped approx. 4" deep, screenings, Snapedge, nails, and gray Polymeric sand in the joints



Sample layout  
and look - flat and  
smooth shale  
flush with ground



















# Amarr<sup>®</sup> Lincoln

## Value Traditional Steel Garage Doors



Long Panel design with Stockton DecraTrim in True White

**Traditional style. Exceptional value.** The Amarr Lincoln collection combines unique, yet timeless traditional designs and color options with the durability & strength of steel and conventional hardware. Along with 21 decorative window choices, this affordable collection delivers premium style at a competitive price. The Amarr Lincoln collection. A new tradition of style and value.

Short Panel with Prairie DecraTrim (SP21)



Flush Panel (FP)



Long Panel with Cascade DecraTrim (LP23)



Ribbed Panel (RP) with Long Panel Clear windows



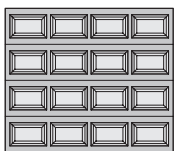
Short Panel with Chalet DecraGlass (SP56)



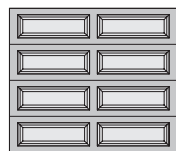
Flush Panel design with Frost Mosaic window option in Charcoal Gray.

### PANEL DESIGNS

SP • SHORT PANEL



LP • LONG PANEL



FP • FLUSH PANEL



CURRENTLY UNAVAILABLE  
RP • RIBBED PANEL\*



\*Available in Amarr Lincoln L13138 and L13000 only.



## Construction

### LI1000 Single-Layer: Steel

- Heavy-duty Exterior Steel
- Durable, Reliable, Low Maintenance



### LI2000 Double-Layer: Steel + Insulation

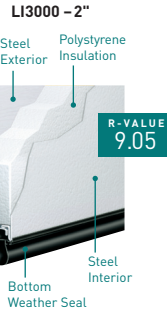
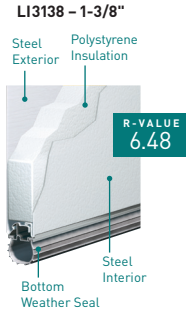
- Heavy-duty Exterior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation with Vinyl Backing
- Energy Efficient
- Quiet Operation



### LI3138/LI3000 Triple-Layer: Steel + Insulation + Steel

#### LI3138 - 1-3/8"

- Heavy-duty Exterior and Interior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation
- Two Energy Efficiency Options
- Extra Quiet Operation



## Specifications

	AMARR LINCOLN LI1000	AMARR LINCOLN LI2000	AMARR LINCOLN LI3138	AMARR LINCOLN LI3000
<b>PANEL DESIGNS</b>				
Short	•	•	•	•
Long	•	•	•	•
Flush (Steel Embossment)	Stucco	Stucco	Woodgrain	Woodgrain
Ribbed			CURRENTLY UNAVAILABLE	CURRENTLY UNAVAILABLE
<b>INSULATION<sup>1</sup></b>		Polystyrene	Polystyrene	Polystyrene
<b>R-VALUE<sup>2</sup></b>		6.64	6.48	9.05
<b>DOOR THICKNESS</b>	2" (5.1cm)	2" (5.1cm)	1-3/8" (3.5cm)	2" (5.1cm)
<b>STEEL THICKNESS</b>	25 ga	25 ga	27/27 ga	27/27 ga
<b>INSULATED GLASS OPTION<sup>†</sup></b>				
<b>WIND LOAD<sup>3</sup> AVAILABLE</b>	•	•	•	•
<b>PAINT FINISH WARRANTY<sup>4</sup></b>	15 Years	25 Years	Lifetime	Lifetime
<b>WORKMANSHIP/HARDWARE WARRANTY<sup>4</sup></b>	1 Year	2 Years	3 Years	3 Years

<sup>1</sup> Insulation has passed self-ignition, flamespread and smoke developed index fire testing.

<sup>2</sup> Calculated door section R-value is in accordance with DASMA TDS-163. <sup>†</sup>Price upcharge applies.

<sup>3</sup> It is your responsibility to make sure your garage door meets local building codes.

<sup>4</sup> For complete warranty details, visit [amarr.com](http://amarr.com) or contact your local Amarr dealer.

## Colors

Actual paint colors may vary from samples shown.

TRUE WHITE (TW)

ALMOND (AL)

SANDTONE (ST)

DARK BROWN (DN)

BLACK (BL)\*

WALNUT (NT)\*

**Amarr Color Zone**  
Over 700 SnapDry™ paint colors. Approved color list is at [amarr\\_color\\_zone](http://amarr.com/amarr_color_zone).  
Check your local Sherwin-Williams store for SnapDry paint chips.

WICKER TAN (WK)

TERRATONE (TT)

CHARCOAL GRAY (EF)

HUNTER GREEN (HG)†

GRAY (GY)†

GOLDEN OAK (OK)\*

MAHOGANY (MY)\*

CURRENTLY UNAVAILABLE

<sup>†</sup> LI3138 only when available. <sup>\*</sup> Price upcharge applies.

Woodgrain finishes are dual directional for all panel designs.

Amarr doors are pre-painted; homeowners can use exterior latex paint for custom colors. Visit [amarr.com](http://amarr.com) for painting instructions. Non-factory painting of garage door voids the paint finish warranty.

## Glass Options

Insulated glass\* available in Clear, Frost and Dark Tint.

CLEAR (C)

3/32" (0.24cm) Single Strength

OBSCURE (O)†

FROST (WF)†

DARK TINT (WD)†

\*Price upcharge applies.

## DecraTrim Window Inserts

Window inserts shown on Clear glass; inserts also available with Obscure, Frost and Dark Tint glass.

**SHORT PANEL**  
NO INSERT

STOCKTON (20)

PRAIRIE (21)

CATHEDRAL (22)

CASCADE (23)

WATERFORD (25)

WAGON WHEEL (26)

SUNRAY (27)

FULL SUNRAY (28) Available for 16", 17" and 18" only. FIVE PIECE SUNRAY (29) for 10' door (True White only)

## LONG PANEL

NO INSERT

STOCKTON (20)

PRAIRIE (21)

CATHEDRAL (22)

CASCADE (23)

MOONLITE (24)

WATERFORD (25)

WAGON WHEEL (26)

SUNRAY (27)

THAMES (30)

ARCHED THAMES (31)

FULL SUNRAY (28) Available for 15'6", 15'8", 16", 17" and 18" only.

## DecraGlass™ Windows

Tempered obscure glass with baked-on ceramic designs; design visibility varies due to lighting.

**SHORT PANEL**  
VICTORIAN (54)

RIVIERA (55)\*

CHALET (56)

AMERICANA (57)

HEARTLAND (70)

MISSION (71)

PRAIRIE (72)†

JARDIN (75)

TRELLIS (76)

## LONG PANEL

VICTORIAN (54)

RIVIERA (55)\*

CHALET (56)

AMERICANA (57)

HEARTLAND (70)

MISSION (71)

PRAIRIE (72)†

JARDIN (75)

TRELLIS (76)

\* Clear glass with printed frost pattern. † Obscure glass with v-groove.

## Mosaic Window Options



### The choice is yours.

Add visual interest to your contemporary, mid-century modern or transitional home. With Mosaic Window Options you decide the number and location of windows to create the door design you want. Visit [amarr.com/mosaic](http://amarr.com/mosaic) for design inspirations.